085.0	0002	0006.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,400 /	685,400
					USE VALUE:	685,400 /	685,400
					ASSESSED:	685,400 /	685,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL MATTHEW C	
Owner 2:	CAMPBELL CARLY T	
Owner 3:		
Street 1:	50 WESTMORELAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	SESSA NATALINO--ETAL -
Owner 2:	SESSA KRISTINE LYNN -
Street 1:	50 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2043 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	264,100	1,300	420,000	685,400
Total Card	0.138	264,100	1,300	420,000	685,400
Total Parcel	0.138	264,100	1,300	420,000	685,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.57 | /Parcel: 335.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53391
GIS Ref
GIS Ref
Insp Date 10/26/18

!6910!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0002-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,100	1300	6,000.	420,000	685,400	685,400	Year End Roll	12/18/2019
2019	101	FV	219,600	0	6,000.	414,000	633,600	633,600	Year End Roll	1/3/2019
2018	101	FV	219,600	0	6,000.	318,000	537,600	537,600	Year End Roll	12/20/2017
2017	101	FV	219,600	0	6,000.	300,000	519,600	519,600	Year End Roll	1/3/2017
2016	101	FV	206,800	0	6,000.	276,000	482,800	482,800	Year End	1/4/2016
2015	101	FV	193,500	0	6,000.	258,000	451,500	451,500	Year End Roll	12/11/2014
2014	101	FV	193,500	0	6,000.	237,600	431,100	431,100	Year End Roll	12/16/2013
2013	101	FV	193,500	0	6,000.	237,600	431,100	431,100		12/13/2012

PRINT

Date	Time
12/10/20	21:36:35

LAST REV

Date	Time
07/18/19	12:28:37

apro

PAT ACCT. 6910

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SESSA NATALINO-	64375-325		10/16/2014		550,000	No	No		
	13625-647		1/1/1979		56,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	1496	New Wind	4,000	C				
2/6/2018	132	New Wind	1,000	C				
3/2/2016	218	Redo Bat	31,500					ADD SUPPORTS IN AT
3/18/2014	227	Solar Pa	5,000					
4/8/2011	245	Re-Roof	9,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
6/11/2014	External Ins	PC	PHIL C
3/25/2009	Measured	372	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53391
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28157890
Const Adj.:	0.99742496
Adj $ / SQ:	134.219
Other Features:	86021
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358889
Depreciation:	94747
Depreciated Total:	264142

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

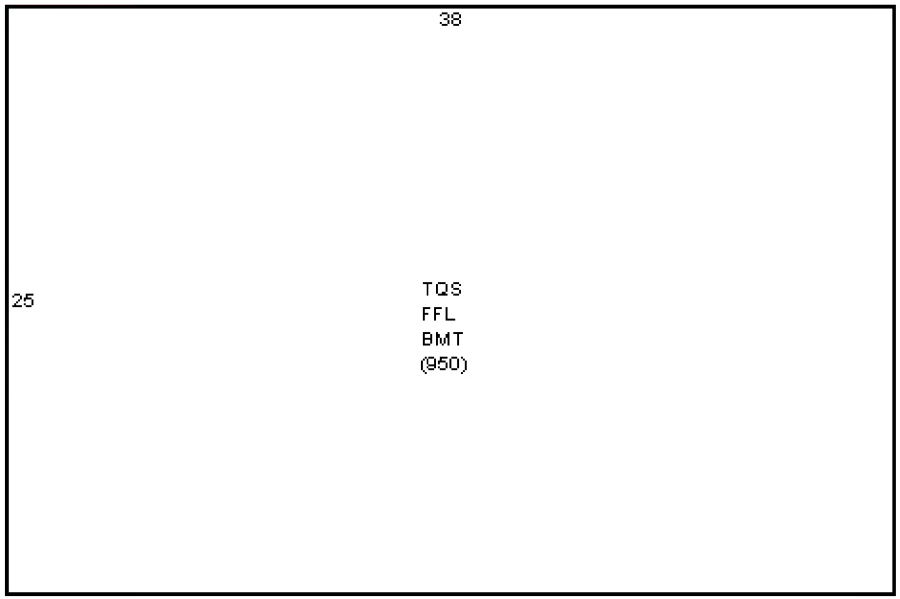
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.22
Special Features:	0	Val/Su Net:	101.07
Final Total:	264100	Val/Su SzAd	158.86

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	52.350	49,728
FFL	First Floor	950	134.220	127,508
TQS	3/4 Story	713	134.220	95,631
Net Sketched Area:		2,613	Total:	272,867
Size Ad	1662.5	Gross Are	2850	FinArea 2043

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X18	A	AV	2016	0.00	T	2.4	101						
19	Patio	D	Y	1	21X21	A	AV	2016	3.10	T	5	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:	Total: 1,300